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UNITED STATES DISTRICT COURT
DISTRICT OF NEVADA

PHH Mortgage Corporation,
Plaintiff,

vs.

Saticoy Bay LLC Series 7712 Beach Falls,
a Nevada limited liability company;
Desert Creek Owners Association, a
Nevada non-profit corporation; Arlene E.
Vega, an individual,

Defendants.

Desert Creek Homeowners Association
Inc.,

Third-Party Plaintiff

vs.

Nevada Association Services, Inc.

Third-Party Defendant

Case No. 2:16-cv-02795-MMD-NJK

**STIPULATION AND ORDER TO
DISMISS WITH PREJUDICE**

Pursuant to Local Rules LR IA 6-1 and LR 26-4, Plaintiff PHH Mortgage Corporation ("PHH"), Defendant Saticoy Bay LLC Series 7712 Beach Falls ("Saticoy") and Defendant Desert Creek Homeowners Association (the "HOA"), through their respective attorneys, stipulate as follows:

1. The Parties to this Stipulation have settled and agreed to release their respective claims, and further agreed that the claims between them, including the

1 Complaint, shall be DISMISSED with prejudice.

2 2. Based on the settlement, the Parties further agree to set aside the recent
3 judgement (ECF No. 80).

4 3. As Arlene Vega has not appeared in this action, PHH hereby voluntarily
5 dismisses its claims against her pursuant to Fed. R. Civ. P. 41(a)(1)(A)(i).

6 4. The Parties further stipulate and agree that the Lis Pendens recorded
7 against the Property in the Official Records of Clark County, Nevada, as Instrument
8 Number 20170104-0002406 be EXPUNGED.

9 5. The Parties further stipulate and agree that a copy of this Stipulation
10 and Order may be recorded with the Clark County Recorder.

11 {Continued on Next Page}

6. Each party shall bear its own attorneys' fees and costs.

Dated: August 26, 2019

BALLARD SPAHR LLP

LAW OFFICES OF MICHAEL BOHN, ESQ.,
LTD

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*Attorneys for Desert Creek Owners
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ORDER

IT IS SO ORDERED.



United States District Judge

DATED: August 26, 2019